117.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	635,800	/	635,800
USE VALUE:	635,800	/	635,800
ASSESSED:	635,800	/	635,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN DAVID PAUL
Owner 2:	
Owner 3:	
Street 1:	60 DOTHAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JERAULD HAZEL D -
Owner 2:	-
Street 1:	60 DOTHAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2023 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5633.000	222,800	700	412,300	635,800
Total Card	0.129	222,800	700	412,300	635,800
Total Parcel	0.129	222,800	700	412,300	635,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.29 | /Parcel: 314.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
75377			09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0012.0

!9095!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	222,800	700	5,633.	412,300	635,800		Year end	12/23/2021
2021	101	FV	214,300	700	5,633.	412,300	627,300		Year End Roll	12/10/2020
2020	101	FV	214,300	700	5,633.	412,300	627,300	627,300	Year End Roll	12/18/2019
2019	101	FV	193,900	700	5,633.	406,400	601,000	601,000	Year End Roll	1/3/2019
2018	101	FV	193,400	0	5,633.	312,200	505,600	505,600	Year End Roll	12/20/2017
2017	101	FV	193,400	0	5,633.	294,500	487,900	487,900	Year End Roll	1/3/2017
2016	101	FV	193,400	0	5,633.	270,900	464,300	464,300	Year End	1/4/2016
2015	101	FV	192,400	0	5,633.	253,300	445,700	445,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:27:53

LAST REV

Date	Time
03/05/19	10:14:05

danam

USER DEFINED

Prior Id # 1:	75377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9095

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JERAULD HAZEL D	57760-143		10/31/2011		385,000	No	No		
	13923-244		3/1/1980		66,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2018	1417	Heat App	5,642	C				
6/29/2018	908	Solar Pa	18,000	C				
4/26/2018	501	Re-Roof	6,426	C				
6/6/2012	709	Redo Kit	33,000					& REDO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
6/18/2013	Info Fm Prmt	BR	B Rossignol
7/19/2012	Info Fm Prmt	BR	B Rossignol
6/27/2012	Left Notice	JBS	JOHN S
1/31/2012	MLS	EMK	Ellen K
11/17/2008	Meas. Denied	197	PATRIOT
2/9/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5633		Sq. Ft.	Site		0	70.	1.05	6									412,294						412,300	

Total AC/HA:	0.12932	Total SF/SM:	5633	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	412,294	Spl Credit		Total:	412,300

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	ORANGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99890012
Adj $ / SQ:	134.852
Other Features:	72210
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302730
Depreciation:	79921
Depreciated Total:	222809

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

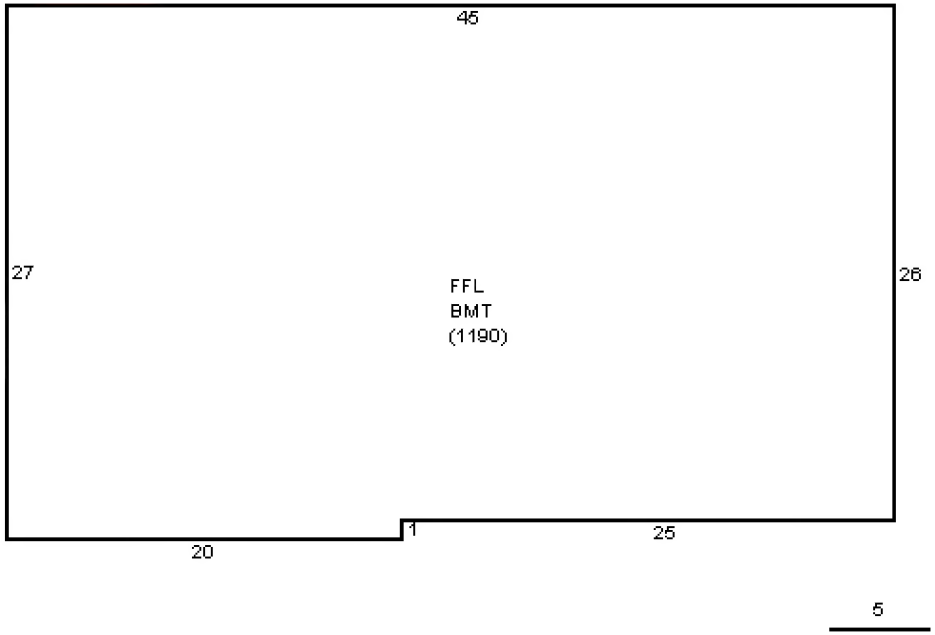
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.85
Special Features:	0	Val/Su Net:	93.61
Final Total:	222800	Val/Su SzAd	187.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,190	58.860	70,047
FFL	First Floor	1,190	134.850	160,473

Net Sketched Area:		2,380	Total:		230,520
Size Ad	1190	Gross Area	2380	FinArea	2023

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	2000	4.13	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc